PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR CALLOWAY TRAILS

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Calloway Trails Homeowners Association, Inc.

- 1. The name of the subdivision is Calloway Trails.
- 2. The name of the association is Calloway Trails Homeowners Association, Inc.
- 3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Calloway Trails

Recorded on June 16, 2020, under Instrument No. 2020-194, Real Property Records, Denton County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions, and Restrictions for Calloway Trails, recorded on July 16, 2020 under Instrument No. 2020-102861 of the Real Property Records of Denton County, Texas.

First Amendment to Declaration of Covenants, Conditions, and Restrictions for Calloway Trails, recorded on September 4, 2020 under Instrument No. 2020-138052 of the Real Property Records of Denton County, Texas.

Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Calloway Trails, recorded on September 24, 2020 under Instrument No. 2020-150867 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Calloway Trails Homeowners Association, Inc. c/o Neighborhood Management

1024 S. Greenville, Ste. 230 Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville Avenue, Suite 230

Allen, Texas 75002

Telephone: 972-359-1548

Email: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

https://neighborhoodmanagement.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00
Working Capital Reserves	\$500.00

9. Other information the association considers appropriate:

For all resale and refinance information, please go to https://www.homewisedocs.com/

Calloway Trails Homeowners Association, Inc.,

a Texas non-profit corporation

By: Beverly Coghlan, Neighborhood Management, Inc.

Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TE	XAS	8
COUNTY OF	Collin	8

This instrument was acknowledged before me on the 20th day of October, 2021, by Beverly Oshlan, Margin Agent of Calloway Trails Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

